MICHAEL HODGSON

estate agents & chartered surveyors

FAWCETT STREET, SUNDERLAND
£95,000

This superb second floor apartment is located on Fawcett Street within The Athenaeum Building set in the heart of Sunderland City Centre offering stylish and contemporary city centre living space. The apartment forms part of an impressive conversion the apartment is set within a 19th Century historic building that was converted into six individual apartments with retail units below. The apartment provides convenient access to many shops, bars, restaurants and amenities as well as being within walking distance of Sunderland Train and Metro Station. The living accommodation briefly comprises of; Living Room, Kitchen Area, Shower Room and 2 Bedrooms. The apartment benefits from contemporary decor and will not fail to impress all who view. Viewing is highly recommended to fully appreciate the lifestyle property on offer. There is NO ONWARD CHAIN INVOLVED with the sale.

Apartment	Second Floor
2 Bedrooms	Living Room
Kitchen Area	No Chain Involved
Leasehold | Council Tax Band: C	EPC Rating: D

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Living Room
26'4" max x 18'6" max
The Living Room has two windows to the front elevation with secondary glazing, laminate floor, recessed spot lighting, a useful recessed storage cupboard, telephone video door entry system, three radiators, opening to:

Kitchen Area
7'9" x 10'11"
The Kitchen has a range of floor and wall units, tile splashbacks, cupboard with wall mounted gas boiler. electric oven, electric hob, water filter, recessed spot lighting, plumbed for dishwasher

Bedroom One
12'7" x 9'3"
Front facing, single glazed sash style window with secondary glazing, radiator

Bedroom Two
9'11" x 9'11"
Skylight, recessed storage cupboards, recessed spot lightning, radiator

Shower Room
Modern white suite comprising low level wc and wash hand basin with mixer tap set on a vanity unit, walk in shower with Rainfall style shower head and an additional shower attachment, recessed spot lighting, extractor, towel radiator

FREE VALUATIONS
We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE
Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE
We are advised by the Vendors that the property is Leasehold for 125 years from 2003 with 104 years remaining. Any prospective purchaser should clarify this with their Solicitor. The service charge payable to 31.03.2025 was £2464.63, however, it has been advised that the current year service charge has yet to be received by the current owner from the managing agent.

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Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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